

IN RE: PETITION FOR SPECIAL EXCEPTION
SW/S Reisterstown Road, 1130'
SE of the c/l of the Beltway
(1703 Reisterstown Road)
3rd Election District
2nd Councilmanic District
B.S.P. Associates
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-20-X

ORDER OF DISMISSAL

Pursuant to the receipt of a request for a voluntary dismissal from Counsel for the Petitioners,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of June, 1988 that the above-captioned matter be and the same is hereby DISMISSED without prejudice.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

cc: Jean Ayars, Esquire
Dennis J. Hoover, Esquire
Siskind, Burch, Grady & Rosen
2 E. Fayette Street, Baltimore, Md. 21202

James Farmer, Esquire
Turnbull, Mix & Farmer
706 Washington Avenue, Towson, Md. 21204

Ms. Evelyn Burns
Pikesville Community Growth Council
3655-A Old Court Road, Suite 15, Baltimore, Md. 21208

Mr. Stan Beltsch
2311 Farringdon Road, Baltimore, Md. 21209

Avram M. Kowalsky, Esquire
Melnikove, Kaufman, Weiner, Smouse & Garbis
36 S. Charles Street, Baltimore, Md. 21201

People's Counsel

File

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-20-X

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Car Wash
As Per BCZR Section 419

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

2 E. Fayette Street

Baltimore, Maryland 21202

City and State

Attorney for Petitioner:

Siskind, Burch, Grady And Rosen

(Type or Print Name)

Signature: *Dennis J. Hoover, Esq.*

2 E. Fayette St.

Baltimore, MD 21202

City and State

Attorney's Telephone No.: 1301.539-6606

Legal Owner(s):

B.S.P. Associates

(Type or Print Name)

Signature: *William L. Siskind, General Partner*

William L. Siskind, General Partner

(Type or Print Name)

Signature

2 East Fayette Street 539-6606

Address Phone No.

Baltimore, Maryland 21202

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Dennis J. Hoover, Esq.

Name

Siskind, Burch, Grady & Rosen

2 E. Fayette St. 1301.539-6606

Address Phone No.

Baltimore, MD 21202

City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of May, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of July, 1988, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUE./WED. - NEXT TWO MONTHS

ALL OTHER DATE

REVIEWED BY: DATE

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: East

Date of Posting: June 22, 88

Posted for: Special Exception

Petitioner: B.S.P. Associates

Location of property: SW corner of Reisterstown Road, 1130' SE of

the c/l of Beltway (1703 Reisterstown Road)

Location of Sign: SW corner of Reisterstown Road, in front of

subject property

Remarks: 1/2 hr. auto

Posted by: J. Robert Haines

Number of Signs: 1

Date of return: July 1, 88

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., June 23, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md, once in each of 1 successive weeks, the first publication appearing on June 23, 1988

THE JEFFERSONIAN,

S. Zeke Orlan
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Special Exception
CASE NUMBER 89-20-X
SW/S Reisterstown Road, 1130' SE of c/l Beltway
(1703 Reisterstown Road)
3rd Election District - 2nd Councilmanic
Petitioner(s): B.S.P. Associates
HEARING SCHEDULED: TUESDAY, JULY 19, 1988 at 2:00 p.m.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

April 25, 1988

Description to Accompany Petition
For Application for Special Exception

Beginning for the same at a point on the Southwest right-of-way line of Reisterstown Road as widened distant 1130 feet more or less measured Southeasterly along said Southwest right-of-way from the center line of the Baltimore Beltway thence binding on the Southwest right-of-way of Reisterstown Road as now widened the two following courses and distances:

1. S 56° 33' 18" E 67.16 feet and
2. S 42° 05' 15" E 11.30 feet to the Northwest side of a 20 foot right-of-way for the use thereof in common with others entitled thereto thence binding on said 20 foot wide Right-of-Way.
3. S 45° 30' 58" W 262.61 feet thence
4. N 83° 55' 20" W 26.00 feet thence
5. N 34° 34' 40" W 70.02 feet thence
6. N 47° 48' 50" W 265.35 feet to the beginning.

Containing 0.52 Acres of land more or less

Charles H. Stark
Seal of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

Date: June 30, 1988

B. S. P. Associates
c/o William L. Siskind, General Partner
2 E. Fayette Street
Baltimore, Maryland 21202

Re: Petition for Special Exception

CASE NUMBER 89-20-X

SW/S Reisterstown Road, 1130' SE of c/l Beltway

(1703 Reisterstown Road)

3rd Election District - 2nd Councilmanic

Petitioner(s): B.S.P. Associates

HEARING SCHEDULED: TUESDAY, JULY 19, 1988 at 2:00 p.m.

Dear Mr. Siskind:

Please be advised that \$100.00 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: June 30, 1988 ACCOUNT: B.S.P. Assoc. yours,
AMOUNT: \$ 100.00
RECEIVED FROM: J. Robert Haines
FOR: Baltimore County
VALIDATION OR SIGNATURE OF CASHIER: *[Signature]*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

Date: June 27, 1988

FROM: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition #89-20-X

This office is not opposed to the granting of the subject request; however, please note that the plan should be revised to correspond to the streetscape that is an integral part of the Pikesville Revitalization Plan. For details, the petitioner should contact the Pikesville Community Growth Corporation.

P. David Fields
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. O. Roswell
Zoning File

cc: Dennis J. Hoover, Esq.
6/30/88

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

June 2, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
CASE NUMBER 89-20-X
SW/S Reisterstown Road, 1130' SE of c/l Beltway
(1703 Reisterstown Road)
3rd Election District - 2nd Councilmanic
Petitioner(s): B.S.P. Associates
HEARING SCHEDULED: TUESDAY, JULY 19, 1988 at 2:00 p.m.

SPECIAL EXCEPTION: Car Wash

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: William L. Siskind, J.P./L.S.P. Associates
Dennis J. Hoover, Esq.
File

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

June 8, 1988



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Item No. 403 - ZAC - Meeting of May 17, 1988
Property Owner: B.S.P. Associates
Location: SW/S Reisterstown Road
Existing Zoning: B.L.

Dear Mr. Haines:

The Northernmost access needs to be 24 feet wide.

Very truly yours,

Gregory M. Jones, P.E.

Gregory M. Jones, P.E.
Engineer III

GMJ/RF/pml-b

89-20-X

BALTIMORE COUNTY (FFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
18th day of May, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

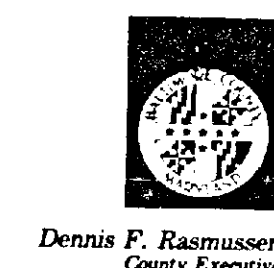
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee
Petitioner: P.S.P. Associates
Petitioner's Attorney: Dennis J. Hoover

Baltimore County
Public Department
Towson, Maryland 21204-2386
494-4500

Paul H. Reinecke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

May 13, 1988



Re: Property Owner: B.S.P. Assoc.

Location: SW/S Reisterstown Rd., 1130' SE of c/1 Beltway

Item No.: 403

Zoning Agenda: Meeting of 5/17/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved: *John F. O'Neill*
Fire Prevention Bureau

/31

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 25, 1989



Jean Ayars, Esq.
Dennis J. Hoover, Esq.
Siskind, Burch, Grady and Rosen
2 E. Fayette Street
Baltimore, Maryland 21202

James Farmer, Esq.
Turnbull, Mix and Farmer
706 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
Case Number: 89-20-X
Petitioner(s): B.S.P. Associates

Dear Counsel:

Hearing of the above captioned matter was postponed pursuant to your request. Please advise if you are now prepared to go forward.

Should this office not hear from you before May 25, 1989, it will be assumed that your client no longer desires the car wash, and the case will be dismissed.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
Baltimore County

JRH:ggg

5/1/89 - Jean Ayars' office called - Petitioner
no longer wish to proceed.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 11, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dennis J. Hoover, Esquire
Siskind, Burch, Grady and Rosen
2 East Fayette Street
Baltimore, Maryland 21202

RE: Item No. 403 - Case No. 89-20-X
Petitioner: B.S.P. Associates
Petition for Special Exception

Dear Mr. Hoover:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

RECEIVED ZONING OFFICE
DATE: 5/17/88

May 27, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
Proposed Car Wash
Zoning Meeting 5/17/88
S/W/S Reisterstown Road
1130' southeast of
the centerline of
Interstate 695
(Item #403)

Dear Mr. Haines:

After reviewing the submittal for a special exception to permit a car wash, the State Highway Administration-Bureau of Engineering Access Permits has the following comments.

We recommend the developer of this site pursue an agreement with the adjacent property owner (Pamona Property) to purchase the rights to the existing 20' access easement.

This recommendation is based on the traffic conflict that would result in any future use of this 20' right-of-way by the Pamona Property.

If you have any questions, call Larry Brocato of this office (333-1350).

Very truly yours,

Larry Brocato
LARRY BROCATO, JR.
Chief, Bureau of Engineering
Access Permits

LB/es

cc: G.W. Stephens Jr. and Associates Inc.
J. Ogle

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner Date: July 18, 1988

FROM: P. David Fields, Director, Office of Planning and Zoning

SUBJECT: Special Hearing 89-20-X
BSP Associates

Since the date of our original comment (June 27, 1988), this office has been informed by the Pikesville Community Growth Corporation that the petitioner does not have access rights to exit adjacent to the southernmost side of the property. Were this access unavailable, the internal circulation pattern would have to be revised. Consequently, it is requested that any action on the petition be postponed until such time as this problem is satisfactorily resolved.

The waiver granted by the Planning Board on June 16, 1988 (W-88-141) was for the CRG meeting. A CRG Plan would still be required for review and approval by County agencies prior to issuance of permits.

P. David Fields
P. David Fields, Director
Office of Planning and Zoning

PDF:/at
cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File

BALTIMORE COUNTY, MARYLAND

Inter-office Correspondence

TO: Gwen Stephens, Docket Clerk

DATE: July 25, 1988

FROM: J. Robert Haines
Zoning Commissioner

SUBJECT: Case #89-20X
B.S.P. Associates

Please do a letter to attorneys for the Petitioner, Jean Ayars and Dennis J. Hoover, Law Offices of Siskind, Burch, Grady and Rosen. Also, please add another attorney for the Petitioner, who is James Farmer, of Turnbull, Mix and Farmer, located in Towson. You can say in the letter that "Pursuant to your request, the above captioned matter has been postponed". You may then set the case back in its normal course, either set same in for me, or Ann, and no special consideration. Please note the new date to all of the attorneys, including the attorney for the Protestant, Avrum M. Kowalsky, who represents one of the adjoining property owners. Also, notify Ms. Evelyn Burns of the Pikesville Community Growth Corp. and a Mr. Stan Beitch of 2311 Farrington Road, 21209, an interested party.

New advertising and posting will have to take place and additional costs will have to be paid. Also, please remind the attorneys for the Petitioner of the present costs and send their check to the office immediately.

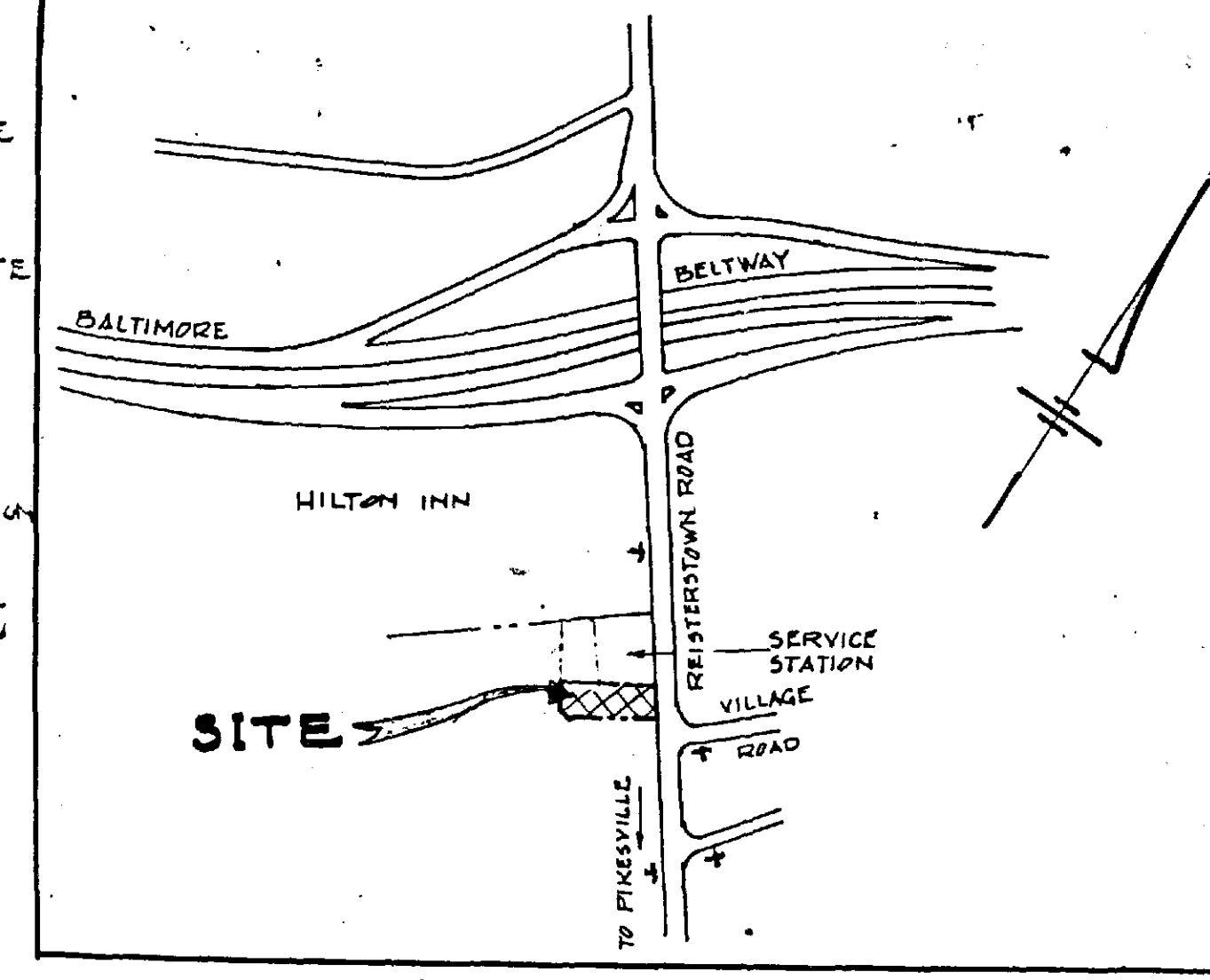
Thank you.

JRH:mmm



GENERAL NOTES:

1. PAVING SECTION TO BE ESTABLISHED BY SOILS ENGINEER BUT SHALL BE A MINIMUM OF 8" CRUSHER RUN & 2" BITUMINOUS CONCRETE SURFACE COURSE.
2. STD. SIRC TYPE "A" CURB & GUTTER ON REISTERSTOWN ROAD.
3. STD. BALTIMORE COUNTY BITUMINOUS MOUNTABLE CURB OR CONCRETE CURB & GUTTER ON SITE.
4. LIGHTING SHALL BE ERECTED SO AS NOT TO:
 - A. REFLECT INTO RESIDENTIAL AREA.
 - B. INTERFERE WITH TRAFFIC.
 - C. EXCEED 20 FEET IN HEIGHT.
5. PUBLIC UTILITIES ARE AVAILABLE, CONTRACTOR TO VERIFY LOCATION BEFORE MAKING ANY CONNECTION.
6. SITE WAS EXEMPT FROM STORM WATER MANAGEMENT ON 9/30/83.

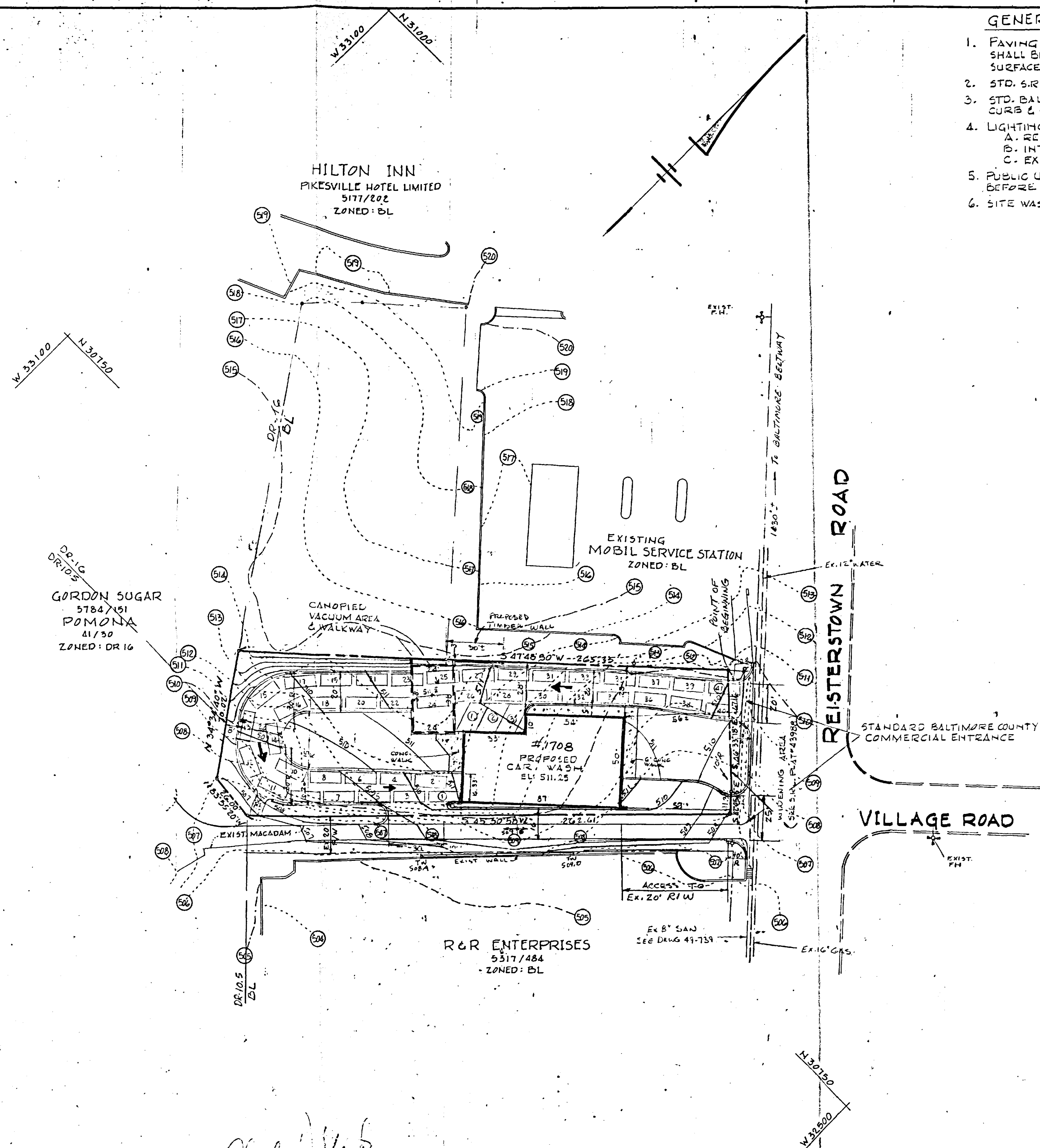


LOCATION MAP
SCALE: 1"=500'

SITE DATA

EXISTING ZONING - BL
GROSS AREA : 0.58 ACRE±
NET AREA : 0.52 ACRE±
PROPOSED USE : CAR WASH

WAITING LINE CAPACITY REQUIRED FOR OPERATOR ASSEMBLY LINE : 40 CARS
WAITING LINE CAPACITY SUPPLIED : 41
PARKING REQUIRED : 1 SPACE/3 EMPLOYEES
PARKING PROVIDED : 3 SPACES
EMPLOYEES ANTICIPATED : 9
FLOOR AREA RATIO : $\frac{4932 \text{ SQ. FT.}}{25265} = 0.20$
MAXIMUM F.A.R. ALLOWED : 3



#403

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(410) 253-8200

PETITION FOR APPLICATION FOR SPECIAL EXCEPTION BCZR 230.13

REVISIONS:
4-22-PR. REV. ENTR. A2 PER S.R.C. COMMENTS

PLAT TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION
PROPOSED CAR WASH
#1708 REISTERSTOWN ROAD
3RD ELECTION DISTRICT - BALTIMORE COUNTY, MD.

SCALE: 1"=30'

DATE: MARCH 19, 1988
PN 4846